

EUGENE **STEAM PLANT** REDEVELOPMENT



City of Eugene

Development Proposal

April 9, 2019

CONTENTS

COVER LETTER	IV
DEVELOPMENT TEAM	1
ADDITIONAL TEAM MEMBERS	4
VISION	5
PUBLIC OUTREACH	17
FINANCIALS & PARTNERSHIP OPPORTUNITIES	21
TIMELINE	22
EXHIBITS & ATTACHMENTS	23
Evidence of qualifications	
Relevant development experience	
Other relevant experience	
Survey Results	



Urban Renewal Agency of the City of Eugene

Amanda D'Souza

99 West 10th Avenue

Eugene, OR 97401

April 9, 2019

Dear City Council Members,

Citizens who rallied around the Eugene Riverfront Master Plan were clear about what they wanted for the city's signature redevelopment initiative: a destination where visitors can connect with the river, enjoy local craft beverages and food, and the fostering of a vibrant mix of businesses and things to do. At the heart of this nascent river district is the Steam Plant, one of the most visible and iconic buildings in Eugene, with unrivaled views up and down the Willamette River.

We believe the Steam Plant is one of the most exciting re-development projects in the Northwest. We have assembled a team of out-of-the-box thinkers and pragmatic executors who know what it takes to deliver on big ideas here in Eugene. We have secured financing on complex development and venture projects and have developed multiple programs of this scale and complexity across a range of industries. Most importantly, we have a shared mission to build this as a project that serves the public and our community as a whole.

Our team began exploring a potential vision for the Steam Plant in 2015, in anticipation of this opportunity. When we submitted our qualifications to the City last June, we presented our initial broad vision of a vibrant mixed-use center that maximizes public participation and enjoyment.

In the seven months since our team was selected by the City to develop a full proposal for the Steam Plant's redevelopment, we have broadened the team to more clearly understand the challenges inherent in the project, and honed its architectural and usage concept with the thoughtful feedback of nearly a thousand of our Eugene peers and local stakeholders.

Although there are real challenges to the adaptive re-use of the Steam Plant, and there have been questions about the feasibility of its re-use since the beginning of the original planning process, there is only one building in the Northwest with this view, this proximity to a free-flowing river, and this much community support to see a transformational outcome.

Our team has the deep local roots, proven track record, and strong relationships required to bring the people and the financing together for the successful execution of this vision.

We look forward to working with you to make this vision real.

Sincerely,



Mark Miksis
deChase Miksis Development



Mark Frohnmayer
Arcimoto

DEVELOPMENT TEAM

DEVELOPER

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ARCHITECTS AND PLACEMAKERS

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MARK MIKSIS, AIA, LEED AP
deChase Miksis Development
Development Manager

Mark Miksis has more than 18 years experience delivering high-quality, high-efficiency developments that respond appropriately to the needs of their users and the goals their owners. Prior to forming deChase Miksis, Mark spent seven years as the director of real estate development for Arlie & Company where he managed the design and construction of Crescent Village. Mark also led the development of 1203 Willamette and Northwest Community Credit Union.



DEAN PAPE
deChase Miksis Development
Development Manager

Dean Pape is a partner of the company he established in 2007 as deChase Development Services, now deChase Miksis, and oversees all aspects of project development. Dean has 12 years of experience in real estate development, construction, financing, and management in Oregon, Idaho, Montana, and Alaska. He has developed numerous mixed-use buildings, including 1203 Willamette, 210 Century Drive (Bend), and 5th and Idaho (Boise).

Mark Frohnmayr is the founder and CEO of Arcimoto, Inc. (Nasdaq: FUV) and led the redevelopment of the southwest corner of 5th and Blair in Eugene’s historic Whiteaker neighborhood. Mark has more than two decades of experience leading the design and engineering of projects spanning game software, clean technology and real estate, and has honed a design sense focused on adaptive reuse, conservation of materials, and extreme capital efficiency.

Jesse Fittipaldi has more than 20 years experience managing complicated MEP engineering and construction projects in the state of Oregon. Successful projects include one of the largest private residential ground source heat pump project in the country, the LEED high rise mechanical retrofit of Region 10 Building GSA/BPA, NOAA in Newport and multiple hospital surgery suites. Jesse is Vice President of NASDAQ listed Arcimoto.



MARK FROHNMAYER
Arcimoto
CEO & Founder



JESSE FITTIPALDI
Arcimoto
Vice President



JOHN ROWELL, AIA
Rowell Brokaw Architects
Principal-in-Charge

John Rowell is a principal at Rowell Brokaw, and takes an active role in the planning, design and management of projects. With 25 years of experience, John is a skilled designer and effective leader in the design process. Working with complex client groups, he listens to different points of view and builds trust. John has led many of the firm's projects, including 1203 Willamette, Crescent Village, EWEB Riverfront Master Plan, and UO Straub Hall.



GREG BROKAW, AIA
Rowell Brokaw Architects
Managing Principal

Greg Brokaw is the managing principal at Rowell Brokaw and takes an active role in leading the planning, design and management of projects. He has extensive experience with public and private multi-building and multi-phased complex facilities. Greg had a lead role on 1203 Willamette, the Inkwell Building, Crescent Village, and Northwest Community Credit Union projects. He is currently working on Amazon Corner.

Matt Sayre joined the Technology Association of Oregon (TAO) in 2015 and is a founding member of the fiber implementation team constructing EUGNet, a community-oriented initiative. TAO's mission is to create an inclusive, world class innovation economy in Oregon. Matt is a champion of innovation, helping bring millions of dollars in grant funding to dozens of local projects and was instrumental in Eugene realizing its title as a 'Mozilla Gigabit City.'



MATT SAYRE
Technology Association of Oregon
Vice President

ADDITIONAL TEAM MEMBERS

CONSTRUCTION MANAGER



SHAUN HYLAND
Hyland Construction
President

Shaun Hyland has worked with Hyland all his life, cultivating years of experience in construction trades and advancing into management roles until becoming the company President in 2014. As President, Shaun serves as a direct link for the Owner, Architect, and Project Management staff. He attends project meetings when necessary, assists Project Managers with subcontractor relations, organizes labor forces and maintains the integrity of the project schedule.



JEFF EMMETT
Hyland Construction
Preconstruction Manager

Jeff Emmett has more than 23 years of construction experience and has been involved in hundreds of projects across the nation. As the Preconstruction Manager, Jeff leads Hyland's Project Management team and Estimating staff to finalize the Guaranteed Maximum Price. His commitment as Preconstruction Manager ensures a cohesive and collaborative CM/GC partnership, demonstrated by numerous project successes, as well as budget, constructability and schedule oversight.

HISTORIC PRESERVATION



DON PETING
Historic Building Consultant

Donald Peting has four decades of experience conducting historical analysis and consulting on historic preservation. He is deeply knowledgeable about the history of Eugene and the Willamette Valley and offers a wealth of insight about Eugene's remaining and past historic building fabric. Don is currently a member of the Oregon State Historic Advisory Committee on Historic Preservation. Rowell Brokaw worked with Don Peting on the Straub Hall Renovation project.

STRUCTURAL ENGINEER

Eric McDonnell is a native of the Pacific Northwest and co-leads the Holmes Structures Portland office. With a passion for structural detailing, Eric excels in the coordination of structural elements with other design disciplines, along with the design, research and implementation of innovative structural systems. Eric has developed an extensive portfolio of mass timber experience, including involvement in industry leading research, mass timber design guides, and the engineering of numerous built projects.

Jennifer Eggers has called Portland her home for the last twelve years and co-leads Holmes Structures Portland office. She is responsible for the technical completeness and accuracy of the firm's final product. Jennifer's ability to astutely evaluate existing buildings and recommend solutions with long-term value and enduring functionality have made her a key team member on many high-profile historic renovation projects, including regional icons such as Portland Union Station and Pittock Mansion.



ERIC MCDONNELL, PE
Holmes Structures
Principal



JENNIFER EGGERS
Holmes Structures
Principal

HISTORIC PRESERVATION

George Kramer is a UO School of Architecture alumni with a Master's Degree in Historic Preservation. Established in 1989, Kramer & Company is based in Ashland and works with private, corporate and public clients throughout Oregon and the Pacific Northwest. Kramer's work includes Oregon's largest utilities, numerous cities, and a broad array of public and private clients. In 2011, Kramer documented the history of the Steam Plant for EWEB as part of its shutdown process.



GEORGE KRAMER
Kramer & Company
Historic Building Consultant

VISION

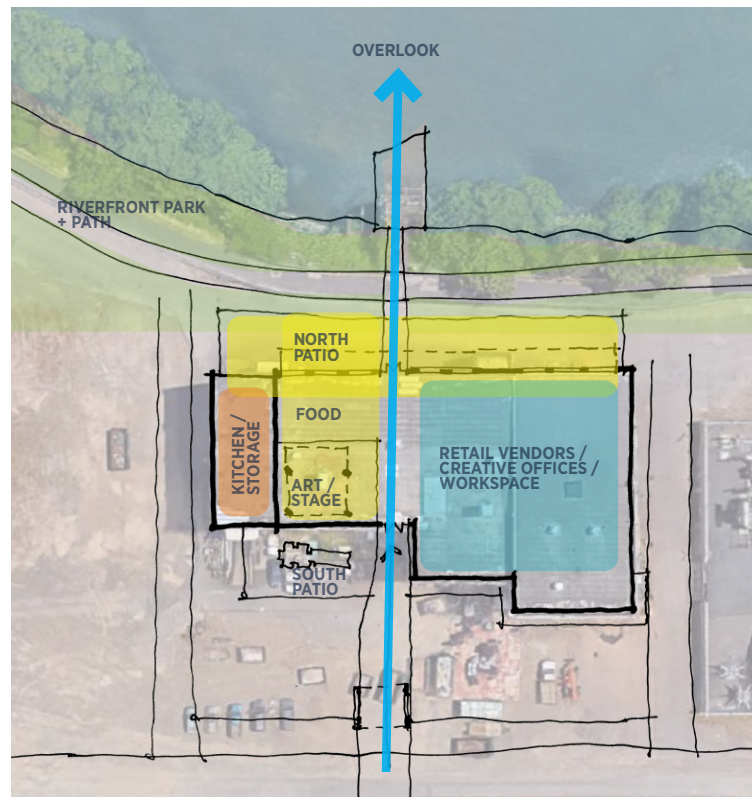
The rest of the district will be enhanced and will flourish if the Steam Plant—with its history, grit, and toughness—is the authentic anchor and connector that the public has been asking for.



CORE PRINCIPLE: MAXIMIZE UTILIZATION OF AN EPIC STRUCTURE

The Steam Plant offers a catalyzing opportunity for Eugene's Riverfront District and real hope for fulfilling the promise made to the community for public engagement along the river – a place to work and play, collaborate and think big, a setting for arts and culture with Eugene's world-class beer, wine, coffee and food in ready supply.

The Steam Plant has many built-in assets that can be leveraged to realize larger public goals. The building is the closest that any building will ever be to the river. It offers stunning views and exhibits a rich patina of Eugene's history. We will save and adaptively re-use the Steam Plant, as the team has repeatedly done with various locations in Eugene and around the region.





Gateway to the riverfront park, flanked by Steam Plant amenities and the river overlook

“BEER ON THE RIVER”

The Steam Plant is a spectacular, generous, and grand space, with a location along the Willamette river that is wholly unique. We will leverage the location and the proximity to the river to establish an iconic community destination that connects people with downtown and the Willamette River. The building will help realize the ‘Restaurant Row’ that the community asked for during the riverfront master planning process. The community spaces will be outfitted to maximize the public’s enjoyment of the Steam Plant’s unique setting along the river’s edge.



“Restaurant Row” rendering from the Riverfront Master Plan



On the ground floor, we envision a tap room featuring a wide selection of local brews, and a series of micro-restaurant spaces with shared kitchen support, along with a lively mix of micro-retail units. Retail opportunities will be curated to fit the needs of both the building's occupants and the users of the river and bikeway. Food vendors will have small footprints to experiment with new concepts and have access to what will be one of the most vibrant and desired third places in Eugene.



Micro-unit restaurant concept in Brooklyn, NY



Draft rendering of the existing intake transformed into a public viewpoint over the Willamette River

RIVER OVERLOOK

The east entry to the Riverfront Park is bound by the natural gateway between the Steam Plant and the massive historic water intake that was built on the riverbank just north of the building. This existing concrete structure provides an ideal opportunity to create an iconic location for the public to engage with the river – the existing structure could enable the addition of a significant platform without disturbing the riverbank.

The current park design calls for several overlooks along the edge of the river. We plan to work with the city to incorporate this overlook into the design work that is already underway so its construction can be concurrent with the Riverfront Park and complete by 2021. Located at a bend in the river with views east to the mountains and west to the butte, at the gateway to the park, and adjacent to the Steam Plant amenities, this is where the public will want to be. Let's build an Instagram-worthy spot where people go to say they visited Eugene.



*Taco Cima patio in Domino Park, Brooklyn, NY
Image: Peter Garrita*



Anaheim Packing District foodhall, Anaheim, CA

COMMUNITY ARTS

We heard loud and clear that the majority of Eugene community members value the Steam Plant as a place for the creation and enjoyment of art. When given a choice between specific types of art experiences, our community survey indicated a rather strong desire for a space that is flexible and adaptive. We value a space that will not constrain the potential of what art can be, what one can experience, or who gets to create it.

An open call to local and regional artists can supply the Steam Plant with an ongoing calendar of temporary art exhibits, installations, and performance events. Because the most impactful art is often created by new or unexpected experiences and interactions, an adaptive space at the Steam Plant will be dedicated to inspiring and hosting new art by and for our community. The unique qualities of the space will invite and challenge artists to produce work that will enhance the building's public realm.



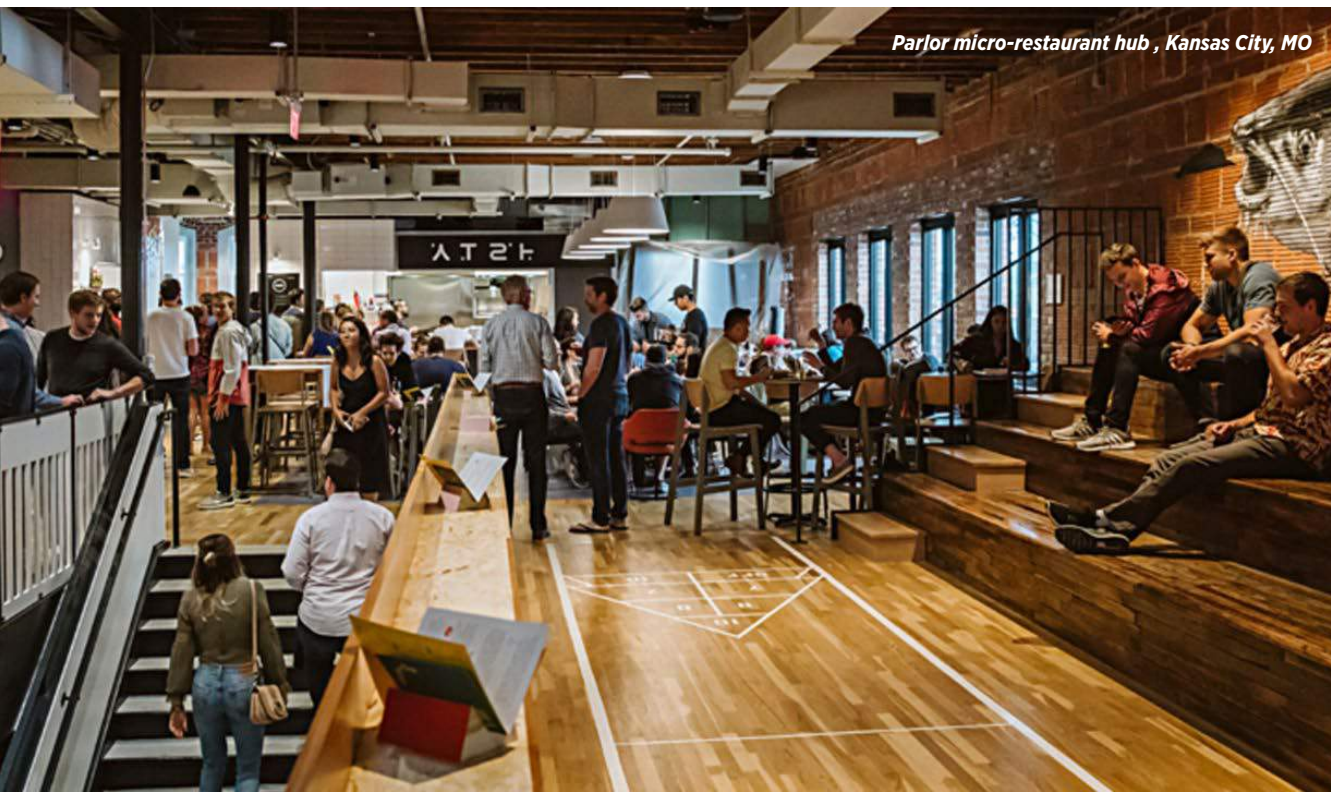


LEARN, WORK, AND PLAY

Downtowns and neighborhoods are changing. Young creative entrepreneurs and downsizing retirees are moving to locations where they do not have to rely on a car to meet their daily needs. In order to support the increasing desire for a more walkable lifestyle, Eugene's downtown and neighborhoods need to provide new environments with active, interesting restaurants and retail, and vibrant places that inspire people to work and collaborate on new ideas.

The Steam Plant's unique proximity to the University of Oregon, Downtown, and the river provides an opportunity to build a knowledge transfer bridge, further knitting the scholarly community with Eugene's emerging technology and entrepreneurship clusters.

The renovated Steam Plant will provide the foundation for this new walkable live/learn/work neighborhood. The ground floor will be open to the river, drawing the public in for art, music, food, and drink. We see the upper levels of the building as comprising a mix of co-working, community and university classes, venture incubation for early-stage startups, and established anchor tenants. Tenants on these floors will include entrepreneurs, artists, founders, freelancers, remote workers, small business owners, digital creatives, makers – both students and professionals.



Parlor micro-restaurant hub , Kansas City, MO



Adaptable and flexible upper floors will accommodate a variety of tenants and uses

All of these individuals and organizations will be able to lease flexible desks, studios, or office space and reserve flexible conference rooms and classrooms on an as-needed basis. A portion of the square footage may also be dedicated to makerspaces and/or dry labs for the University of Oregon.

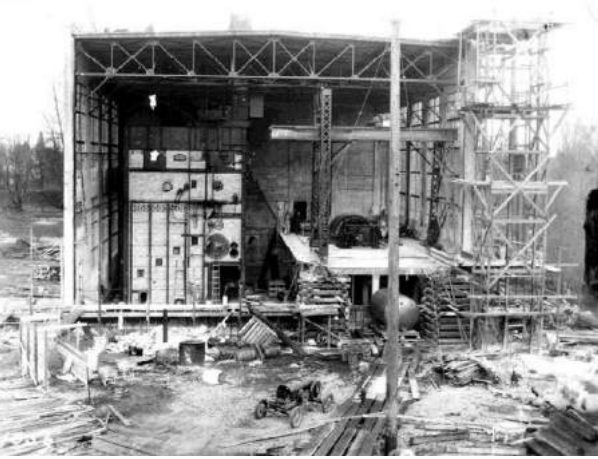
This flexible-use model will maximize the ability for the working community to participate in the space and will also be the fiscal foundation that makes the Steam Plant redevelopment project financially feasible.



*WeWork space in San Francisco, CA
Image: Mike Short*

Finally, we are recruiting potential anchor partners for portions of these spaces. The project team is in dialogue with the University of Oregon about a multidisciplinary leadership institute. As University President Emeritus Dave Frohnmayer wrote, "Leadership theory can be taught and learned, and the enterprise is supremely worthwhile." This leadership institute would establish opportunities for Eugene's community members to learn leadership, not as an inherent privilege of the few, but as a set of skills necessary for all people to work more effectively together.

The Steam Plant redevelopment will be built to succeed long-term. It will be flexible, resilient, and able to adapt over time, as new markets and new demographics emerge. It will be a place to learn and work, designed to bring people together, in a building that inspires them and supports innovation of all flavors.



HISTORIC PRESERVATION

The Steam Plant is an important landmark in the history of Eugene, a legacy of one of the significant industrial landscapes along the Willamette River. The building is eligible to be listed on the National Register of Historic Places, and the team intends to pursue this designation. This requires the team to follow the rigorous process of listing the building, and demonstrates our commitment to preserve this landmark structure. Historic designation is also necessary to pursue Historic Tax Credits that will be a critical part of financing the project.

Preservation experts George Kramer and Donald Peting have advised on the design direction, and have helped the evolution of the design toward a proposal that is in line with the Secretary of the Interior's Standards for Rehabilitation of historic properties. Key aspects of the proposal include preservation of the exterior of the Boiler 1 and Boiler 2 phases of the building, including re-use and rehabilitation of the existing character-defining industrial sash windows. Boiler 3, the last phase of addition, was constructed in a different system, including Asbestos-bearing Transite panels. Our proposal reconstructs Boiler 3 re-using the existing windows and other exterior features as much as possible, while replacing the structure and exterior siding. The rooftop addition is set back from the parapet walls and differentiated from the historic structure with a highly glazed exterior wall.





The Steam Plant's new layout prioritizes public activity at the ground level in the original Boiler 1 phase of the building. This public realm will remain a bright, voluminous space that visually connects all floors of the building, as it does today.

The boiler itself will remain in place, acting as a centerpiece that frames the multi-purpose arts and performance opportunity space. Because the boiler occupies a significant portion of the public realm and its brick furnace walls pose a significant seismic life safety threat, we plan to safely remove the brick and expose the visually striking pipes that occupy the furnace cavity, much like those at the renovated Spokane Steam Plant in Washington. We will preserve the Steam Plant's other extraordinary equipment for display as historic artifacts accompanied by interpretive features, interactive art, and outdoor sculpture on site.



Spokane Steam Plant, Spokane, WA



CROSS LAMINATED TIMBER

The Steam Plant is an iconic and historic building that has served Eugene well, producing steam and power for our city for 100 years. But without its industrial infrastructure, the building is essentially a 4-story volume that contains one floor and a mezzanine. How can we build usable space within the existing structure in a way that honors and compliments its industrial past, while taking advantage of 21st century technology and remaining authentic to our current place and time?

We plan to build the Steam Plant's new floors out of cross laminated timber (CLT), an engineered wood construction system that is bringing mass timber structures back into the mainstream. CLT is a low embodied energy timber product made from regional renewable resources that is being pioneered by Oregon researchers and industries. In the Steam Plant, exposed CLT floor plates will provide visual warmth, structural integrity, and a meaningful connection to our timber heritage and future.



*Exposed CLT structural panel
image: Structurecraft*



Draft rendering of the existing structure transformed into an extraordinary event pavilion

2021 EUGENE ON THE WORLD STAGE

All eyes will be on Eugene for the 2021 World Track and field championships, and we propose an interim construction phase in which the Steam Plant is transformed into an event pavilion that will host community members and visitors during 2021 festivities. This pavilion will host events and performances leading up to the track and field championship and will be transformed into the site of the fan festival during the championships.

The creation of these event spaces would cement Eugene's legacy as the track capital of the world and allow the physical remnants of the event to live on in the renovated structure when complete. This will be 'the place' the world remembers and people visit to celebrate the legacy of track and field in Eugene.



PUBLIC OUTREACH

*“I find this project exciting
and a wonderful investment
in our community...
providing opportunities
for the public to creatively
engage builds connection
among our community.”*

*“This is a project that can
get the community excited.”*

*“Projects like this transform
a city – not just physically
but in spirit.”*



OUTREACH EFFORTS AND RESULTS

The team sought feedback on the initial draft proposal through extensive public outreach, both in-person and online, over the course of a month. We kicked things off on January 23rd at a Downtown Neighborhood Association Meeting where we were encouraged by some positive early feedback.

The team engaged the public for feedback on several occasions at a variety of venues: UO Campus (spoke with ~125 people), downtown at the First Friday Art Walk (chatted with ~200 people), at the State of the Tech Community event (QA with ~150 people), at the EWEB Community Room for an open house (dialogged with ~150 people), as well as at the Lane County Fairgrounds during the annual Asian Celebration (spoke with ~300 people).

We created a website (<https://steampant.us>) to showcase the draft proposal which has been visited 2,427 times. We also engaged the public through a Steam Plant social media presence on both Facebook and Instagram. Our survey was promoted through the City of Eugene's newsletter, Arts organization newsletters, as well as business and tech community newsletters.

We spoke directly with over a thousand people and collected more than 900 surveys that guided refinements to the draft proposal. We read every single survey that was submitted and took the comments to heart. There was a significant amount of validation of the draft design in the survey results and we listened carefully for comments that would help us refine the draft.

We received significant positive affirmation on the initial proposal. Here are some direct quotes:

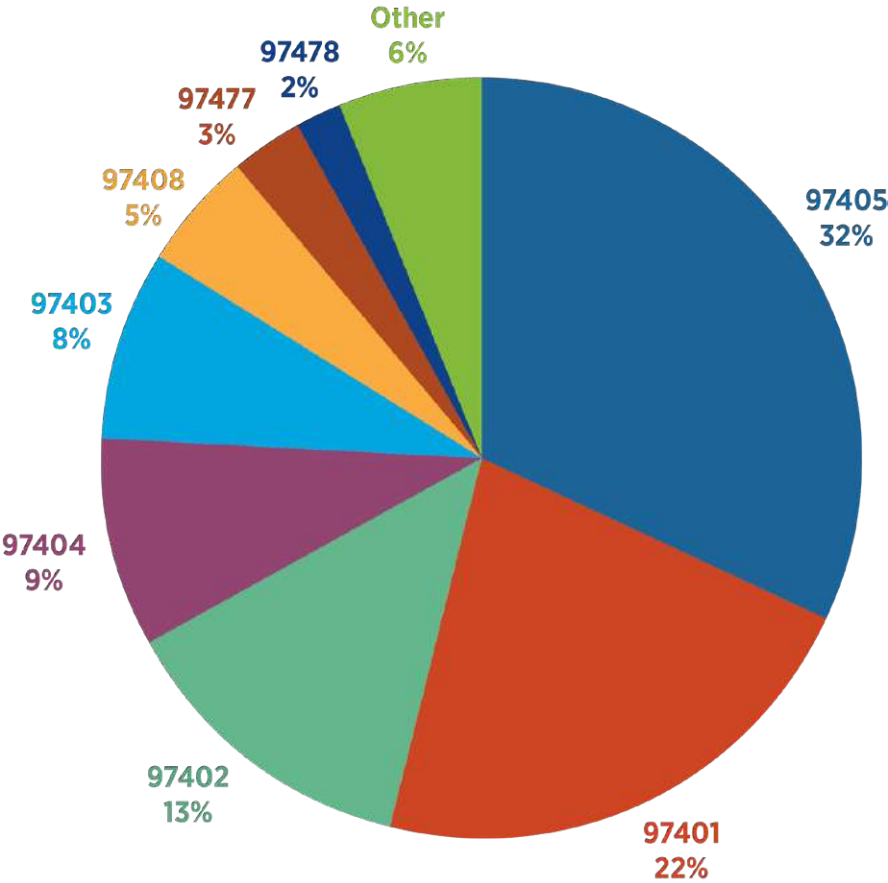
"I find this project exciting and a wonderful investment in our community. I'm very happy to hear about plans to incorporate creative and cultural components to the project. I feel that providing opportunities for the public to creatively engage builds connections among our community."

"For ten plus years, I've been part of a small group of people who have felt that the steam plant had a huge potential to bring people to the river to be entertained, learn and to mingle and your vision fills my Eugene heart and soul with that potential."

"Let's do this! Projects like this transform a city-not just physically but in spirit. This is so wonderful for your community."

The quantitative feedback was also encouraging, 84% of survey respondents told us, for example, that the river overlook feature was important, with more than 60% of respondents actually going further to say that the feature was 'extremely important.'





SURVEY DISTRIBUTION

The geographic distribution of survey responses reached all Eugene zip codes and included central and East Springfield as well.

877 of the 919 survey respondents provided their zip codes, as follows:

- 97405 had 284 respondents. (South and West Eugene)
- 97401 had 192 respondents. (Downtown and North Eugene)
- 97402 had 116 respondents. (West and North Eugene)
- 97404 had 77 respondents (North Eugene)
- 97403 had 74 respondents. (University and South Eugene)
- 97408 had 45 respondents. (North Eugene and North Springfield)
- 97477 had 24 respondents. (Springfield)
- 97478 had 16 respondents. (East Springfield)
- 49 respondents selected “Other.”



Accessible front entry, at grade

TAKEAWAYS AND REVISIONS

We listened very carefully and heard three themes of feedback on the initial draft design:

1. The draft design could do better to fully integrate with the bike path.
2. The open space atrium needs to be more active and inviting. A place people will want to return to again and again.
3. The draft design could more fully optimize for the main attraction, the river.



Accessible amenities flank the bike path



Ground floor activated by food, retail, and art

The design team responded to these themes in three key ways:

- building a new, at-grade level within the existing building envelope will enable truly accessible access to the Steam Plant's public amenities and provide a direct connection to the riverfront park and bike path;
- relocating the historic generators and building continuous floors that connect the upper levels creates more human-scaled, occupiable retail/restaurant space in the public realm, and maximizes usable space with views of the river; and
- opening the building to an attractive patio along the bike path will invite people to stop for refreshments and enjoy the Steam Plant's unique proximity to the Willamette.



A place to stop, relax, and enjoy the river

FINANCIALS

PROJECT COST			
Site and due diligence Cost	1%	\$	218,501
Hard Construction Cost	64%	\$	16,808,274
Soft Construction Cost	22%	\$	5,844,922
Contingency	4%	\$	1,143,585
Professional Fees	5%	\$	1,427,807
Financing cost	3%	\$	922,647
Total Uses	100%	\$	26,365,736
DEVELOPMENT DEBT STRUCTURE			
Commercial Debt	46%	\$	12,246,155
Tax Credits	14%	\$	3,585,740
Equity	24%	\$	6,433,840
Anticipated Funding Gap	16%	\$	4,100,000
Total Sources	100%		26,365,735

The team has a proven track record of securing financing on complex development and venture projects ranging in size from \$2.5MM to \$60MM. We have secured debt and equity funding from a wide range of capital sources: conventional commercial lenders, tax credit partners, federal HUD backed lenders, private debt lenders, private angel investors and equity investors through a Nasdaq-listed public offering. The team and its investment partners have the financial strength to bring the required equity and debt needed for a successful, well-capitalized project.

We anticipate that we will form a Limited Liability Corporation that will capitalize, develop, manage and own the property. Ongoing operational management will be heavily focused on tenancy of the anchor office tenants, month-to-month co-working spaces and flexible meeting rooms, as well as oversight of the food and beverage service areas of the premises.

It is anticipated that the total project costs will range from \$25MM - \$28MM including acquisition costs, hard and soft costs, financing and carrying costs. The team plans to structure the sources of funds through a combination of debt, tax credits, private equity and public/private partnership.

This is a challenging project that aims to fulfill many of the desires expressed by the community during the original master planning process. In order to successfully incorporate these community priorities into the project in a lasting way, we are looking for opportunities to partner with the City on several key program elements of the project.

PARTNERSHIP OPPORTUNITIES

1. Property acquisition
2. District wide parking solution
3. Riverfront Park overlook
4. Facade and historic artifact restoration
5. 2021 event pavilion
6. Dedicated space for community arts, culture, and early-stage startup companies

TIMELINE

In order to meet the hard date of delivering a building that will support community efforts surrounding the 2021 World Track and Field Event, the project team must meet these milestone dates.

2019	
April 24th	URD approval to negotiate on transaction
May - June	Negotiate on transaction
July - August	DDA executed
August - December	Secure financing/Partnerships
2020	
January - December	Historic listing and approval
July - December	Phase 1 design and entitlement
2021	
January	Phase 1 construction start
January	Phase 2 start of design
May	Phase 1 Pavilion complete
May - August	2021 festival
September	Phase 2 construction start
2022	
April	Phase 2 core and shell complete
May - June	Phase 2 grand opening

EXHIBITS & ATTACHMENTS

EVIDENCE OF QUALIFICATIONS	24
RELEVANT DEVELOPMENT EXPERIENCE	26
OTHER RELEVANT EXPERIENCE	37
SURVEY RESULTS	ATTACHED



June 7, 2018

Urban Renewal Agency of the City of Eugene
99 W 10th Ave
Eugene, OR 97401

RE: Steam Plant Redevelopment

To whom it may concern:

Please let this letter serve as a statement of credit worthiness for Dean Pape, a member of deChase Miksis Development and the development team for the Urban Renewal Agency of Eugene's Steam Plant Redevelopment.

First Interstate Bank is familiar with Dean Pape and his history of successful development projects in Idaho, Oregon, and Alaska. We have reviewed the RFQ submittal and given the developer's demonstrated track record of delivering projects on-time and within budget, and Dean's personal financial credit worthiness we are interested in participating on the project financing.

We have known Dean Pape to be honest and reliable, based on direct and indirect business dealings.

First Interstate Bank looks forward to partnering with Dean on the Eugene project. Should you have any questions please contact me at 208-319-2409.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Ward'.

Doug Ward
Commercial Group Manager

EVIDENCE OF QUALIFICATIONS

COMMERCIAL REAL ESTATE SERVICES



Mollie Means
Senior Vice President

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June 6, 2018

Urban Renewal Agency of the City of Eugene, Oregon
Attention: Ms. Amanda D'Souza
99 West 10th Avenue
Eugene, OR 97401
Amanda.m.dsouza@ci.eugene.or.us

RE: Mr. Dean Pape

Dear Ms. D'Souza,

CBRE closed an FHA insured 221(d)4 construction/ term loan with Mr. Pape in 2017 for the construction of an 81-unit, Class A apartment property with a mix of studios, one-bedroom and two-bedroom loft units in Boise, Idaho. The complex project also contains 2,758 SF of retail space and a park for public use. The property is currently under construction, with completion anticipated in October 2018.

The project required patience and persistence to negotiate the complexities of providing public space in a private, market rate property. Mr. Pape successfully brought all parties together to close the very complex, non-recourse loan.

We look forward to working with Mr. Pape on his future developments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mollie Means", is shown within a white rectangular box.

Mollie Means, SVP

EVIDENCE OF QUALIFICATIONS

RELEVANT DEVELOPMENT EXPERIENCE

The five projects on the following pages demonstrate our team's ability to achieve results in Eugene and beyond.



1203 WILLAMETTE

EUGENE, OREGON

AIA/SWO - Mayor's Choice Award (2017)

RELEVANCE

- Lead Developer
- Adaptive Reuse of Commercial Building

1203 Willamette is a major remodel and tenant improvement in Eugene. The scheme has four big moves: peel back the layers of finishes to reveal the stout timber frame and wood floor and roof structure; strengthen the shell to resist seismic action; open up the solid walls and roof to daylight with large windows and skylights; and open up the west elevation to reveal the timber structure, with maximum transparency, exposure, and connection to Willamette Street.

The 36,000-square-foot building, originally built in the 1940s for Lyons Furniture, consists of two 60'x120' concrete boxes with a simple 20'x20' timber frame grid. A new entry and hallway connects east-west, linking Willamette Street and the abundant parking on the alley. The simple, repetitive timber frame module allows for a range of tenant sizes, encouraging diversity in the tenant mix.

The Willamette Street face is a series of garage-door storefronts, allowing smaller tenants to each connect to the generous sidewalk for outdoor seating and retail. The large overhang clad in reclaimed douglas fir from the original building creates an inviting and striking presence on this promising stretch of Eugene's historic main street.



1203 WILLAMETTE
EUGENE, OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST

\$6,500,000

TOTAL BUILDING AREA BY USE

36,000 SF
(16,000 SF office
6,500 SF Restaurant/office
14,500 SF Accessory uses and storage)

TEAM MEMBER ROLES

Mark Miksis: Development Manager

- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Financing
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements
- Construction Oversight
- Financing Support

John Rowell, Greg Brokaw: Architect

- Overall Design Coordination
- Design Concept
- Core and Shell Design
- Entitlement and permitting
- Construction Administration
- Tenant Improvement Design (RBA, WLR, Claim 52

FINANCING STRUCTURE

Private equity, conventional construction loan

DEVELOPMENT PARTNERS

deChase Miksis Development
Rowell Brokaw Architects
Catena
Essex Construction
Oregon Pacific Bank

USE OF LOCAL CONTRACTORS

This project was developed, designed, constructed and occupied entirely by local businesses. All of the tenants in the building are local businesses that started in Eugene. This project was entirely financed with a local lender and is owned by local investors.

TIMELINE TO COMPLETION

Completed in one phase between May of 2017 and May of 2018.



210 CENTURY DRIVE

BEND, OREGON

RELEVANCE

- Lead Developer
- Multi-tenant Development
- Eugene Capital Investor

When the City of Bend made the decision not to expand its urban growth boundary their long range planning objectives reset to focus on mixed use infill projects to accommodate the exceptional growth the community is experiencing. During the heavy winter of 2016, exceptional snowfall accumulation on the roof of the vacant Ray's Grocery store in Bend's Westside caused the roof to collapse leading to a complete building loss. These two events led Eugene's G Group, the property owner, to hire deChase Miksis Development to provide complete development services to repurpose the dated shopping center into a vibrant, mixed use center with 20,000 SF of additional retail and 203 apartments. This project meets the long-term planning goals of the city by adding 203 housing units to the city's core while remaking a dated shopping center into a neighborhood center with open space, housing and shops giving the owner a much improved asset.

In order to meet the technical challenges the project presented and the relationships needed to work with the local jurisdiction, partnerships were formed between firms with local knowledge and firms with the background and expertise in this project type. CS Construction and BLRB are the local firms that understand the community and have the relationships with people approving the project. Essex Construction and GGLO Architects are the experts that ensure the design and technical expertise for success. These partnerships equaled more than the sum of their parts providing a lower risk delivery model for this ambitious project.



210 CENTURY DRIVE

BEND, OREGON

PROJECT SUMMARY

deChase Miksis is providing complete development oversight for this project from the initial feasibility study to lease up and asset management. Construction is scheduled to commence this summer.

TOTAL DEVELOPMENT COST

\$50,000,000

TOTAL BUILDING AREA BY USE

208,000 SF
(203 apartments
188,000 SF Apartments
20,000 SF of retail)

DEVELOPMENT TEAM'S ROLE IN PROJECT, OR TEAM MEMBER'S ROLE IN PROJECT

- Mark Miksis, Dean Pape: Development Manager
- Project Feasibility Analysis
 - Proforma and Financial Analysis
 - Real Estate Structure
 - Financing
 - Community Outreach
 - Contractor Selection and Contract Negotiation
 - Design and Construction Management
 - Scheduling
 - Budget and Cost Control
 - Marketing and Lease-Up
 - Asset Management
 - Property Management
 - Entitlements
 - Construction Oversight
 - Financing Support

FINANCING STRUCTURE

Private equity and conventional construction loan

DEVELOPMENT PARTNERS

G Group
deChase Miksis Development
CS Construction/Essex Construction
BLRB architects/GGLO architects

USE OF LOCAL CONTRACTORS AND/OR MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Yes; see narrative

PROJECT TIMELINE FROM SITE CONTROL TO OCCUPANCY OF THE INITIAL BUILDING AND THE FINAL BUILDING, INCLUDING TIMING OF ANY PHASING

Construction start schedule for July of 2018 and completion in spring of 2020.



5TH AND IDAHO

BOISE, IDAHO

RELEVANCE

- **Lead Developer**

This multi-family development fits respectfully within the context of the history-rich and distinct Old Boise commercial district. Surrounded by blocks with a diversity of architectural styles, the design of 5th & Idaho seamlessly integrates with complementary architecture and pedestrian-scale massing that is consistent with the district.

In a unique public/private partnership with the City of Boise parks department, this project also developed a city-owned, developer-managed pocket park that allowed the building to step back from the street and pay homage to the adjacent historic building. This park serves as a neighborhood gathering space with a small stage for outdoor summer performances. The design of 5th & Idaho celebrates simple, modest materials and forms that are consistent with other projects in the district.

In alignment with Boise's planning goals, 5th & Idaho's parking is all underground or within the alley. This allows the project to make use of its key corners where retail can encourage visitors and residents to gather and create community.



5TH AND IDAHO
BOISE, IDAHO

PROJECT SUMMARY

TOTAL DEVELOPMENT COST

\$18,000,000

TOTAL BUILDING AREA BY USE

78,000 sf

(3,000 sf retail

75,000 sf housing)

TEAM MEMBER ROLES

Dean Pape: Development Manager

- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Financing
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements
- Construction Oversight
- Financing Support

FINANCING STRUCTURE

Primary Loan: HUD 221 d4

City of Boise Parks and Capital City Development Corp.
Funding

Private equity

DEVELOPMENT PARTNERS

GGLO, Architect

Hummel, Architect (Boise)

ESI construction (Boise)

USE OF LOCAL CONTRACTORS

Yes

TIMELINE TO COMPLETION

16 months. Completion target: November 1, 2018.



INKWELL BUILDING

EUGENE, OREGON

LEED Platinum – TI Office Tenant

LEED Gold – Core and Shell

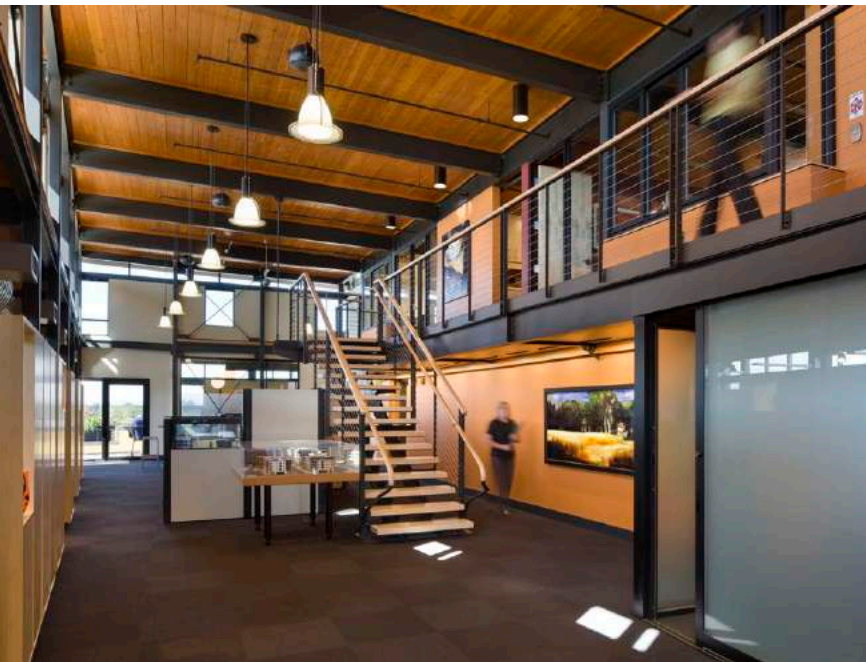
RELEVANCE

- **Mixed-use with diverse tenants and flexible spaces**
- **Ability to achieve potential sustainability goals**

This five-story, 36,000 sf mixed-use office and retail building is the first LEED-certified speculative office building in Lane County.

Occupants enjoy views of both the Coburg Hills and Shadow View Drive's lively mix of shops and restaurants. The building comprises 26,000 square feet of highly functional office space and 7,000 square feet of ground floor retail space. The building is designed to allow maximum flexibility in tenant infill uses within a high performance green building.

The Arlie & Company Corporate Offices were located on the fifth floor of The Inkwell Office Building at Crescent Village. The project received LEED Platinum for the interior, the second project in the state to achieve this level of certification. A primary goal of the project was to embody the identity of the company in the work environment.



INKWELL BUILDING
EUGENE OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST

\$11,000,000

TOTAL BUILDING AREA BY USE

36,000 SF
(26,000 SF office space
7,000 SF retail space)

TEAM MEMBER ROLES

Mark Miksis (while at Arlie & Co): Development Manager

- Strategic Planning
- Master Planning / Urban Design
- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements

John Rowell, Greg Brokaw: Architect

- Overall Design Coordination
- Core and Shell Design
- Interior Design
- Entitlement and Permitting

FINANCING STRUCTURE

Conventional Equity / Bank Financing

DEVELOPMENT PARTNERS

Arlie & Company
Rowell Brokaw Architects
Chambers Construction

USE OF LOCAL CONTRACTORS

Yes

TIMELINE TO COMPLETION

Completion 2009

CRESCENT VILLAGE EAST & WEST

EUGENE, OREGON

AIA Design Award (2009)

Multi-Housing News Design Excellence Award

RELEVANCE

- Lead Development Manager
- Market pioneer for mixed-use, pedestrian-oriented development with vibrant mix of retail, restaurants, offices, park space and lofts in Eugene, Oregon

Crescent Village is one of the largest recent real estate developments in Eugene. This 40-acre development succeeded in gaining unanimous support from surrounding residents and businesses because of Arlie & Company's focus on design and livability, plus its transparent response to the needs of the existing neighborhood. Arlie & Company's vision for Crescent Village was to create a mix of high-quality housing, retail shops and services, office space, and integrated parks, transforming the Northeast Eugene neighborhood into a walkable, people-focused community. While working closely with the City, Miksis and his planning and development team introduced and gained approval for new urban concepts that had not previously been attempted in the City of Eugene.

Guided by the principles of New Urbanism, Crescent Village was designed as a place where people could walk to local shops, dine in restaurants close to home, and get to know their neighbors.



CRESCENT VILLAGE EAST/WEST
EUGENE, OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST

\$30,000,000

TOTAL BUILDING AREA BY USE

(2) 80,000 SF buildings (residential over retail)

TEAM MEMBER ROLES

Mark Miksis (while at Arlie & Co): Development Manager

- Strategic Planning
- Master Planning / Urban Design
- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements

John Rowell, Greg Brokaw: Architect

- Overall Design Coordination
- Core and Shell Design
- Interior Design
- Entitlement and Permitting

FINANCING STRUCTURE

Conventional Equity / Bank Financing

DEVELOPMENT PARTNERS

Arlie & Company
Rowell Brokaw Architects
Roberts Construction

USE OF LOCAL CONTRACTORS

Yes

TIMELINE TO COMPLETION

Phase I-III - 5 years
Completion June 2008

OTHER RELEVANT EXPERIENCE

The following projects demonstrate additional experience, knowledge, skills, and a history of success collaborating with others to execute complex community based projects.



NORTHWEST COMMUNITY CREDIT UNION HEADQUARTERS

EUGENE, OREGON

AIA-SWO Mayor's Choice Award (2015)

LEED Gold Certified

RELEVANCE

- Site Selection and coordination with City of Eugene for purchase and development within Urban Renewal District
- 8th to Willamette

The Northwest Community Credit Union originally intended to reprogram and plan for a substantial renovation of the credit union's existing Gateway facility. After a preliminary analysis and assessment, the credit union decided to construct a new 69,000 SF corporate headquarters with an integrated branch in downtown Eugene. The completed facility provides convenient downtown access, places the credit union in a highly visible location and anticipates future growth. It brings a major employer to Eugene's urban core and builds on the momentum of downtown. Rowell Brokaw designed an active and welcoming street level, with access to the branch, community services, and potential for retail.



Cost	\$24.5M
Size	69,000 SF
Roles	Mark Miksis Owner's Representative Greg Brokaw, John Rowell Architects
Timeline	Completion 2014

EWEB RIVERFRONT MASTER PLAN

EUGENE, OREGON

RELEVANCE

- Thorough knowledge of public concept and community needs

The EWEB Riverfront Master Plan was one of the most challenging and complex planning projects in Eugene's recent history. It involved engaging and leading the community to a compelling vision for the sole opportunity to connect downtown Eugene to the Willamette River and redevelop an iconic property. The project achieved consensus approval from a diverse citizen advisory team, overwhelming support from the public, and was unanimously approved by the EWEB Board of Commissioners in June 2010.

Establishing a new vision for the riverfront property owned by Eugene's public utility was the final step in a decades-long process to renew the connection between Downtown Eugene and the Willamette River. The master plan for this 27-acre property models sustainable redevelopment in a variety of ways: it creates 8 acres of new riverfront open space, requires LEED certification for all new construction, improves public access and the trail system, establishes and enhances habitat, and proposes numerous ways to teach about our river, our history and our city.

Size

27 acres

Role

John Rowell, Greg Brokaw

Lead Planners

Dean Pape

Community Advisory Committee

Completion 2010

Timeline





EWEB RIVER DISTRICT DEVELOPMENT STUDY

EUGENE, OREGON

RELEVANCE

- Initial exploration of possibilities
- Thorough knowledge of market and community needs

Rowell Brokaw Architects was selected as the Master Architect for a team led by The UO Foundation to redevelop Eugene's downtown riverfront. The 27-acre property is currently owned by the Eugene Water and Electric Board (EWEB) and has been used for industrial purposes for much of the last 100 years. The UO Foundation conducted due diligence and negotiations with EWEB and the City of Eugene for the property's purchase. The Foundation subsequently decided not to pursue the development.

Rowell Brokaw Architects has been working to support the successful transformation of this property into a vibrant, mixed-use river district since leading the EWEB Riverfront Master Plan in 2009.



Size

27 acres

Roles

Mark Miksis

Developer

John Rowell, Greg Brokaw
Concept Designers and Architects

Timeline

Completion 2014



UO STRAUB HALL

EUGENE, OREGON

LEED GOLD CERTIFIED

RELEVANCE

- Preservation Analysis and Strategy in collaboration with Don Peting
- Complete gut, with seismically upgraded concrete structure, systems upgrade, and re-furnished historic windows
- Character-defining features retained

The Straub Hall project at the University of Oregon involved two parts: a comprehensive renovation of Straub Hall and a classroom expansion of Straub and Earl Halls. The renovation project provided much-needed infrastructure replacement and a full interior renovation of a historic building, transforming the historic Straub Hall (originally built as a dormitory) into an innovative 21st Century academic facility. It includes one of the nation's finest technically daylit large lecture auditoriums, which seats nearly 500 students.

The renovation included energy performance and seismic upgrades. Exterior windows were rebuilt to include double glazing while retaining historic wood frames. In the historic gable room, trusses and the gable end windows were stored off site while structural and seismic elements were rebuilt. The trusses and gable end windows were ultimately reintegrated.



Cost (Construction)	\$31M
Size	82,000 sf (remodel) 58,000 sf (expansion)
Roles	John Rowell, Greg Brokaw Architects Donald Petting Historic Building Consultant
Timeline	Completion 2014 (remodel) Completion 2015 (expansion)



THOMPSON'S MILLS STATE HERITAGE SITE

SHEDD, OREGON

RELEVANCE

- Ability to assess and apply strategic restoration of a historic structure

One of two working watermills in Oregon, Thompson's Mills is the oldest, with water rights going back to 1857. It gets its water from the Calapooia River through a hand-dug canal affectionately called the Sodom Ditch. It was an active grain mill until nearly the end of the 20th Century, though the health regulations in the 1940s forced the flour mill to become a feed mill. Thompson's Mills became a State Heritage Park and museum in 2004. The concrete silos are most likely the oldest slip-form concrete structures in Oregon, dating from 1917.

Historic Building Consultant Don Peting started working on Thompson's Mill back in the early 1970s when the last Thompson was still the owner. In the 1990s, he was part of a team that did HABS drawings, then later a condition assessment of the mill. Later, he was part of the PNWFS Field School in 2003 that brought students to work on the Mills. The FS students' work included archaeology, timber frame construction and repair, wood window construction and repair of the head gates, and a study of water-powered engineering. A decade later, Don and his students completed a condition assessment of the mill house and restoration has been continuing since.

Roles

Donald Peting
Historic Building Consultant

Timeline

1857-Present





5TH & BLAIR / TACOVORE / GLASS HOUSE

EUGENE, OREGON

RELEVANCE

- Adaptive Re-use Experience
- Mixed-use with restaurant, coffee, office and fabrication space

This development effort transformed the 10,000 SF one- and two-story building complex on the corner of 5th and Blair in Eugene's historic Whiteaker neighborhood from a carpet garage and dilapidated office space into a venture incubation space and one of Eugene's most successful new restaurants. Special care was taken in the rehabilitation effort to stay true to the original underlying building structure and minimize new material content.



ARCIMOTO FACTORY

EUGENE, OREGON

RELEVANCE

- Adaptive Re-use Experience
- Employment densification
- Venture incubation

The Arcimoto Manufacturing Plant in West Eugene is a shining example of this team's ability to execute building rehabilitation efforts on an aggressive timeline. In less than two months, this 30,000 SF warehouse moved from site control to full occupancy. The effort included roof repair, energy-efficient lighting, renovated office space and plumbing, surface treatment, and electrical upgrades sufficient to facilitate a vehicle manufacturing enterprise. As with 5th and Blair above, special care was taken to maximize the value of the original space, while adapting it for higher value utilization.

